

# FARMINGTON CITY COUNCIL MEETING

Wednesday, August 21, 2002

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## CITY COUNCIL WORK SESSION AND CLOSED SESSION /EAST CONFERENCE ROOM

**PRESENT:** Mayor David M. Connors, Council Members David Hale, Bob Hasenyager, Larry W. Haugen, Susan T. Holmes, City Manager Max Forbush, City Planner David Petersen, and Deputy Recorder Jeane Chipman. Council Member Ed Johnson was excused.

Mayor Connors was unable to attend the first part of the discussion due to his attendance at the COG meeting. **Mayor Pro Tempore Haugen** opened the meeting at 6:25 P.M. Michael Hayes, City Attorney, was present.

**Mr. Forbush** briefly discussed terms of insurance options to be presented in the regular session. He also stated notice had been sent to appropriate parties informing them of agenda item # 4 regarding the proposed traffic roundabout design for the intersection of 650 West and State Street. Two truck route applications had been received by the City. Also, the consent agenda included notification of an open house regarding bond election information.

Upon the arrival of Mayor Connors, **Larry Haugen** *MOVED* to have the City Council go into *CLOSED SESSION* to discuss strategy as it pertains to pending litigation at 6:40 P.M. **Bob Hasenyager** seconded the motion which passed by unanimous vote. **Larry Haugen** *MOVED* to end the closed session at 7:15 P.M. **Susan Holmes** seconded the motion which passed by unanimous vote.

## REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

**PRESENT:** Mayor David M. Connors, Council Members David Hale, Bob Hasenyager, Larry W. Haugen, Susan T. Holmes, City Manager Max Forbush, City Planner David Petersen, City Recorder Margy Lomax, and Deputy Recorder Jeane Chipman. Council Member Edward J. Johnson was excused.

**Mayor Connors** called the meeting to order at 7:20 P.M. The invocation was offered by Larry Haugen and the Pledge of Allegiance was led by Susan Holmes.

## APPROVAL OF MINUTES OF PREVIOUS MEETING

The minutes of the August 7, 2002, City Council Meeting were read and corrected. **Bob Hasenyager** *MOVED* to approve the minutes as corrected. **Susan Holmes** seconded the motion. The voting was unanimous in the affirmative. Larry Haugen abstained due to his absence during

the August 7<sup>th</sup> meeting.

**REPORT OF PLANNING COMMISSION (Agenda Item #3)**

**David Petersen** reported proceedings of the Planning Commission meeting held Wednesday, August 7, 2002. He covered the following items:

1. The Planning Commission reviewed issues involving the David Griffin subdivision proposed for west Farmington. The City Council's Review Committee comprised of Susan Holmes and Bob Hasenyager will meet with Mr. Griffin. The City Attorney will also review issues pertaining to the subdivision and Mr. Griffin's concerns.

2. The Planning Commission approved the final plat application made by Farmington Bay Enterprises for the Farmington Bay Business Park I Subdivision consisting of one lot and two parcels covering 14.18 acres located at approximately 1200 South and 650 West in an LM&B zone.

3. The Planning Commission recommended amending Section 11-35-104 of the Zoning Ordinance as requested by Julie Stringfellow. The request would allow not more than 12 individuals to be cared for or receive instruction in a home at any one time. Ms. Stringfellow is proposing to open a pre-school in Farmington. A public hearing on the issue is being planned for September 4, 2002, before the City Council.

4. Mr. Petersen reported that the County will be holding a meeting regarding Nature Conservancy. A pilot project involving a draft Atransfer of development rights@ (TDR) will be discussed. Mr. Petersen suggested a workshop for the City Council. The Council consented to holding the workshop on October 2, 2002, at 5:30 P.M.

**PUBLIC HEARING: PUBLIC INPUT TO CONSIDER APPROVING A TRAFFIC ROUNDABOUT DESIGN FOR THE INTERSECTION OF 650 WEST AND STATE STREET (Agenda Item #4)**

**Mr. Forbush** introduced the agenda item. He said the City had investigated the potential benefits of traffic calming devises for the 650 West State Street intersection. The option being considered was a Aroundabout.@ The width, curb and sidewalk treatment, snow removal impact, etc., needed to be resolved. Notification had been sent to people living on west State Street from Main Street west to the overpass and to all people who receive City utilities in the west Farmington area. Notification was also sent to the Sheriff=>s office and to the Courts. UDOT was committed to construction of the roundabout conditional upon approval by the Whittaker family. (Representatives of the Whittaker family were present and indicated approval.) Mr. Forbush reported having received letters from Chadwick Greenhalgh and Alysa Revell who were supportive of the roundabout but also indicated they would prefer that the overpass on State Street not be rebuilt.

**Mayor Connors** opened the meeting to a *PUBLIC HEARING*.

**County Commissioner Dan McConkie** raised some concerns about the amount of traffic flow that would pass through the roundabout. Mr. McConkie cited the large numbers of vehicles that would be using the area when the County holds major events at the Legacy Center. He also wanted to make sure that large vehicles would be able to negotiate the roundabout easily. Such vehicles would include livestock transport on their way to the Center. He recognized that the roundabout was a traffic calming device and was intended to slow traffic speeds.

**Mr. Forbush** commented that the Burke Lane interchange would handle much of the traffic referred to by Mr. McConkie and that the roundabout would not be constructed until after the Burke Lane interchange was completed.

**Mr. McConkie** raised the question about who would be responsible for plowing the roundabout.

**Mr. Forbush** said that would need to be resolved. Mr. Forbush also stated that the City had hired a traffic engineer who had recommended the roundabout for the specific needs and traffic load of the area.

**Mayor Connors** stated the engineer would be questioned about specific vehicles such as articulated buses.

**Mr. McConkie** stated he was in complete support of the proposal and only wished to raise his concerns to make sure everything had been resolved.

**Mr. Forbush** stated the traffic engineer had assured the City the roundabout would handle traffic using the area. The only difference was that it would be slower.

**Niels Plant** (31 South 650 West) stated he felt a traffic engineer should review the roundabout before construction. Mr. Plant was reminded that the City had hired a traffic engineer who had made the recommendation. The City's traffic engineer had submitted the plan to UDOT. Mr. Plant raised a concern regarding emergency response vehicles. He wanted the City to make sure that such vehicles could get where they needed to go and not be hampered by the roundabout. He said he supported the City's attempts to calm the traffic in the area. He also commented that snow plows may have a difficult time with the roundabout because they cannot readily tell where the curb is under snow pack. Curbs would need to be built to handle the mistreatment by snow removal truck blades.

**Bud Cox** (Davis County Sheriff) stated he liked roundabouts. He did not like multi-lane roundabouts because they were difficult to exit. The current proposal, however, was designed with only a single lane of traffic. He stated Mr. Plant had a good question regarding emergency response vehicles. Patrol cars do come in and out of the area routinely. He felt the roundabout could handle the traffic efficiently and supported construction. He asked that the engineers look at the radius of the roundabout. If his Sheriff's Office Command Post can negotiate the turn he would not be in opposition to the design.

**Chadwick Greenhalgh** (208 West State Street) was supportive of the roundabout and referred to the letter he sent Mr. Forbush. He said engineers would need to be careful of the adverse cross slope which can cause problems with turning trucks. Curbed islands are continually being hit by snow plows which would require constant repair. Also, signs are regularly hit. He also referred to his second letter which supported not replacing the overpass once it has been demolished for the I-15 reconstruction project.

With no further comments, **Mayor Connors** *CLOSED* the public hearing and invited consideration by the City Council.

**Councilman Hale** asked how the roundabout design might affect any eventual light rail connection.

**Mayor Connors** stated UDOT reported the overpass is being designed to handle light rail connection in any event. There are no funds available for such at this time.

**Bob Hasenyager** *MOVED* that the City Council authorize the City Manager to write a letter and the Mayor to sign the same. The letter would be written to UDOT stating approval of the conceptual design of the roundabout road structure at 650 West State Street with an 80 foot wide right-of-way, properly engineered cross slope, verification of large vehicle passage width, plans to increase the load on curbs, and acknowledgment that the City would maintain the roundabout once it is completed. **Susan Holmes** seconded the motion. The vote was unanimous in the affirmative. Ms. Holmes commented that the center of the roundabout should be landscaped and beautified.

**CONSIDERATION OF SPECIAL TRUCK ROUTE PERMIT APPLICATIONS BY GRANITE CONSTRUCTION (FOR IMPORTING FILL MATERIAL FOR PROPOSED EXPANSION OF DAVIS COUNTY CORRECTIONS FACILITY) AND GILBERT WESTERN CORPORATION (FOR HAULING OF CONSTRUCTION MATERIAL TO CONSTRUCT STREETS IN FARMINGTON RANCHES, PHASE III, SUBDIVISION) (Agenda Item #5)**

**Mr. Forbush** introduced the agenda item. The City Attorney had reviewed the issues. Mr. Forbush referred to the eight suggested conditions included in the City Council packet. They are summarized as follows: (1) receipt of a flagging and traffic control plan; (2) receipt of a hauling route schedule; (3) street sweeping and dust control plan; (4) receipt of \$5,000 surety/performance bonds; (5) assurance both empty and loaded trucks will use approved route only; (6) provide list of subcontractors with proof they=ve been contacted about approved route; (7) compliance with all traffic laws; and (8) permit only good for appropriate route.

**Mayor Connors** invited representatives from the two construction companies to address the City Council.

The representative from Gilbert Western stated they had no problems with the conditions as set forth and hoped Farmington City would allow the permit. The representative said the

company would abide by the route given.

The representative of Granite Construction concurred with what had been said.

**Larry Haugen** *MOVED* that the City Council approve the haul route permit for Granite Construction and for Gilbert Western subject to the companies meeting the conditions recommended by staff as enclosed in the packet, that condition #3 receive special emphasis and enforcement (receipt and approval of a more detailed street sweeping and dust control plan for the project), that both companies submit a cooperative flagman program for the safety of the City along the route during use, and that the permit include specific language describing the route along with Exhibit A (the map itself). Note was also made that public schools begin on August 26 and under no circumstance should the trucks use 200 West. **David Hale** seconded the motion, which passed by unanimous vote.

#### **MINUTE MOTION APPROVING BUSINESS OF CONSENT (Agenda Item #6)**

**Mr. Forbush** referred to consent item #6-4 wherein the *City Newsletter* was referenced. By consensus the Council approved an announcement to be placed in the *Newsletter* announcing an open house regarding bond election issues to be held both September 18 and October 16 from 5:30 to 6:30 P.M.

**David Hale** *MOVED* to approve the following items by consent as follows:

- 6-1. Ratification of construction bond agreements previously signed by Mayor Connors.
- 6-2. Approval of Letter of Credit Agreement for the McOmber Subdivision between the City and Troy A. and Jenma McOmber
- 6-3. Formal approval of revocable permit for Karen Foster=s use of City street right-of-way. This was conceptually approved at the last Council meeting.
- 6-4. Approval of September=s *Newsletter*.
- 6-5. Show of Council=s support for Mayor=s Declaration of August 17<sup>th</sup> through September 17<sup>th</sup> as AUtah Firefighters Fill-the-Boot Month@ to support fundraising efforts of the Muscular Dystrophy Association.

**Larry Haugen** seconded the motion which passed by unanimous vote.

#### **CONSIDERATION OF MUNICIPAL INSURANCE PROPOSALS FROM UTAH RISK MANAGEMENT ASSOCIATION (URMMA) AND OLYMPUS INSURANCE AGENCY (Agenda Item #7)**

**Mr. Forbush** briefly reviewed the agenda item and introduced Dean Steel of URMMA.

**Mr. Steel** made the following points:

- \$ Increased insurance costs have driven cities to seek more effective, less expensive methods of insurance.
- \$ URMMA is a pool of cities which have organized to self-govern insurance needs and hopefully to lower costs. The cities have adopted a strong risk management philosophy.
- \$ Options of the insurance program, group sizes, deductibles, how claims are handled, and other details were reviewed.
- \$ City members of URMMA have input into policies of the insurance company.
- \$ URMMA trains cities in risk management and acts as consultants in insurance matters.

**Mr. Forbush** commented that Darrell Child of Olympus Insurance Agency had been Farmington City=s insurance provider for 20 years and should have his turn to present his program before a decision is made. It was noted that the decision would have to be made prior to September 1st because current insurance would lapse at that time.

**Mr. Hasenyager** raised a concern regarding covering the cost of more than one catastrophic event.

By consensus the City Council planned a special City Council meeting to be held during the week of August 26 to review all the facts and make a decision.

#### **RESPONSE CONSIDERATION TO UDOT OVER DENIAL OF U.S. 89 OFF-RAMP PROPOSAL (Agenda Item #8)**

**Mayor Connors** led a discussion regarding UDOT=s denial of the City=s request to have an off-ramp in Shepard Lane area. The discussion included the following points:

- \$ The Mayor reviewed the history of the City=s request for design changes to the Shepard Lane area of the U.S. 89 reconstruction. UDOT plans currently include only an on-ramp in the area. The Lagoon Corporation and Smith=s have both expressed a strong need for better access than is being planned. UDOT had turned down plans to build a connecting tunnel and said they would consider switching the on ramp for an off ramp. In a letter dated August 8, the off ramp was denied. They cited studies indicating 800 cars per day would be going east on Shepard and would need the on ramp. The City contends there would be other ways to handle that traffic and that an on ramp would act as a traffic Amagnet@ to the area. The

City would like to reduce the traffic in that specific area rather than increase it. The City is also very supportive of commercial entities and their need for appropriate access. UDOT has not been willing to share exact numbers with Horrocks Engineers.

- \$ If UDOT has accurately determined traffic impact in the area, the City may need to consider changing the use of the intersection.
- \$ Decisions need to be based on real projections, which the City does not have.
- \$ Safety issues exist which may not have been fully considered.
- \$ Environmental Impact Studies for the area included a tunnel.
- \$ Traffic Engineers hired by the City have determined that an off ramp at the area will be effective.
- \$ Members of the Transportation Commission should be contacted by City and County officials and the issues fully discussed. County officials are supportive of the off ramp.
- \$ Local citizens would have to travel less than a mile to get to another on-ramp. The inconvenience seemed to be out weighted by the other problems the area would feel if an off ramp was not constructed.
- \$ It was the consensus of the City Council that the City should move ahead to persuade UDOT to change the on-ramp to an off-ramp.
- \$ Time is of the essence. UDOT design decisions are moving ahead.

#### **UPCOMING MEETING WITH UTA OFFICIALS REGARDING COMMUTER RAIL (Agenda Item #9)**

**Mayor Connors** invited members of the Council to attend a meeting with UTA officials regarding the possibility of having a commuter rail stop in Farmington. The meeting will be held August 22, 2002, at 1:30 P.M. in the City Offices. Such a stop would be beneficial not only for the City itself, but because the City hosts the Davis County administrative offices, the Davis County School District, the Davis County Criminal Justice Complex, and the merging important State roads.

#### **FARMINGTON MUSEUM BID NEGOTIATIONS REPORT/PROPOSED ACTION (Agenda Item #9)**

Packet material indicated that on August 7, 2002, the City opened bids for the Museum improvements. The bids exceeded available revenue. In working with the architect, City officials reduced requirements of the improvements and let the project out for rebid. **Mr. Forbush** indicated that Phipps Construction came in with the best bid.

**Larry Haugen** *MOVED* to award the bid to Phipps Construction for the work to be done on the Farmington Museum. **Bob Hasenyager** seconded the motion which passed by unanimous vote.

## **MISCELLANEOUS**

### **Open Space Design Plans for Post Office Area**

**Mr. Hasenyager** requested information regarding the design plans for the Post Office Area.

**Mr. Forbush** reported phase 2 of the plans would not be initiated until the new Post Office building is constructed, pending availability of funding.

### **Protective Barrier for Pedestrian School Children**

**Mr. Hasenyager** asked if a letter from citizens would be appropriate to encourage UDOT placement of jersey barriers along the frontage road where school children traverse without the benefit of a sidewalk. It was deemed a good idea by Council members and City staff.

### **Information Regarding Road Standards and Taxation Issues**

**Susan Holmes** commented on e-mails sent by her to other Council members citing a need to upgrade City roads standards and taxation issues raised by the Utah League of Cities and Towns.

### **Appreciation Night**

**Ms. Holmes** commended Viola Kenney for the time and effort spent on a successful appreciation night hosted by the City at the City Swimming Pool.

### **Park Tree Care**

**Mr. Haugen** reported a dead tree which needed removal on 600 North.

### **Road Work**

**Mr. Hale** stated that neighbors in his area had expressed appreciation for the road resurfacing work recently completed.



### **Mosquito Abatement**

**Mr. Hale**, who is the City's representative on the Davis County Mosquito Abatement Board, stated that citizens should be better informed about the work done by the Mosquito Abatement services in the County. It was suggested that an article be placed in the City *Newsletter* informing citizens of services available. A brief discussion regarding the West Nile Virus ensued. The virus is carried by birds and will eventually come to Utah.

### **Utah Telecommunications Open Infrastructure Agency (UTOPIA@)**

A meeting regarding services proposed by UTOPIA will be held September 4<sup>th</sup> at 4:00 P.M.

### **Meeting Regarding Economic Development in Farmington**

Max Forbush reported he had made contact with Chris Roybal, Executive Director of the Utah Economic Development Corporation of Utah who suggested a meeting with key staff, Mayor Connors, and a Council Member (Council Member Susan Holmes volunteered to be part of the committee). Several meeting times were suggested, but none were acceptable. The City Manager was assigned to explore other possible dates with Mr. Roybal.

### **COGB Proposal for Community Cultural Facility in South Davis**

COG had requested a member of the City Council to serve on a Cultural Arts Committee to consider a master planning for cultural facilities in the County. This member would be in addition to JoAnn Callahan, a resident of Farmington who already serves on the committee. Council Member Susan Holmes volunteered for the assignment.

### **National Alliance for the Mentally Ill (NAMI)**

NAMI has requested the City declare the week of October 6 through 12 as Mental Health Awareness Week. Mayor Connors suggested that Sharon Spears (Miss Farmington) be invited to be involved in the project.

### **Transit Planning**

**Mayor Connors** stated that the Wasatch Front Regional Council was planning a workshop for the end of September regarding transit planning.

### **Wasatch Front Regional Council Open Space Study.**

The Wasatch Front Regional Council has requested two representatives from Farmington be invited to become members of their leadership team to help plan open space studies. The first meeting will be on August 26. George Chipman and David Petersen were suggested to represent the City. If Mr. Chipman cannot serve, Linda Hoffman is to be asked.

## **Insurance**

**Margy Lomax** informed the City Council that while serving as Council Members they are eligible to participate in the Utah Local Government Trust=s life insurance program. If any were interested, they were to contact her at the City Offices.

## **CLOSED SESSION**

At 9:50 p.m. a motion was made by **Susan Holmes** to adjourn to closed session to discuss strategy as it pertains to potential litigation. The motion was seconded by **Bob Hasenyager**. All Council Members voted in favor.

At 10:30 p.m. a motion was made by **Larry Haugen** to go back into open session. The motion was seconded by **Bob Hasenyager** and voted on unanimously.

A motion was then made by **Bob Hasenyager** to authorize Mayor Connors and the City Manager, to negotiate with Farmington Ranches and Farmington Greens to reach a resolution associated with the Farmington Ranches= claims for payment on 1525 West Street construction. The motion was seconded by **Larry Haugen** with all Council Members voting in favor.

There being no further business to bring before the Council, upon motion of **Bob Hasenyager**, the meeting was adjourned at 10:32 p.m.

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Margy Lomax, City Recorder  
Farmington City